

# 2 Aramac Court, Tin Can Bay, Qld 4580

CENTURY 21

## House For Sale

Friday, 3 November 2023

2 Aramac Court, Tin Can Bay, Qld 4580

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 816 m2

Type: House



Deb Clarke

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## Offers Over \$799,000

Welcome home! Located in a highly sought after cul-de-sac just minutes from the water - where peace and tranquillity are a part of everyday life. Set on a level 816m<sup>2</sup> allotment, 2 Aramac Court is a well appointed brick home that represents quality. Interior features:- 3 large bedrooms - master with built in robes, ensuite and reverse cycle air conditioning- Remaining 2 bedrooms are queen-size with built in robes and fans- Office - Formal carpeted lounge/ rumpus- Formal dining room or media room- Recently renovated oversized kitchen with ergonomic drawers, stone benchtop, 4 burner cooktop, new dishwasher, stainless sink with mixer tap, AEG appliances and skylight- Large great room / living area with tinted floor to ceiling windows bathing the home in natural light with reverse cycle air conditioning- Tiled floors throughout - Main bathroom with bath, shower and separate toilet- Galley style tiled laundry with sliding door, linen and overhead shelving + utility cupboard- Internal access from 2 car auto entry panel door garage Exterior:- Corner allotment- Rear access to a 3.5m carport with 15 degree pitch that will accommodate both caravans, campers and/or boats - 3.4Kw solar with newly replaced panels- New roof recently installed- Sparkling self cleaning salt water chlorinated inground pool with cover - 12m tiled outdoor undercover entertaining area - Fully fenced and private setting- Established, mature landscaping- Additional garden shed This home has such a desirable yet practical floorplan. Its neutral tones and sunlit aspects offer a feeling of serenity from every room. Located just minutes to Tin Can Bay boat ramps, foreshore and amenities or a mere 20 minutes to Rainbow Beach's world famous surf - the Cooloola Coast and the Great Sandy Strait are undeniable hot spots. A MUST to inspect. Contact Deborah Clarke today to arrange your inspection 0405 191 972.